



**CITY OF SANTA BARBARA
COMMUNITY DEVELOPMENT DEPARTMENT
DRAFT MITIGATED NEGATIVE DECLARATION – MST2009-00536**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970," as amended to date, this Draft Mitigated Negative Declaration has been prepared for the following project:

PROJECT LOCATION: 1820, 1822, 1826 De la Vina Street, Santa Barbara, CA

PROJECT PROPONENT: Jay Blatter and Julie Guajardo McGeever
Hochhauser Blatter Architecture and Planning
122 E. Arrellaga Street
Santa Barbara, CA 93101

PROJECT DESCRIPTION: The applicant proposes the demolition of the six existing structures on site, including three houses (two of which are duplexes), two garages and one shed. Including attics, the floor area of the six existing structures totals 8,251 net square feet. There is an existing oak tree that is proposed to be preserved and included as part of the new site plan.

The proposed project is a 40-unit Residential Care Facility for the Elderly (RCFE) designed to serve seniors suffering from Alzheimer's or various forms of dementia. Proposed construction includes a two-story, 24,128 net square foot building (25,400 gross sq. ft.). There is a sub-level cellar for food storage, laundry and mechanical equipment measuring 2,210 net square feet, and the first and second floors would be 8,581 and 13,337 net square feet, respectively. The project also includes 20 on grade parking spaces, of which 16 are covered and 4 are uncovered.

A total of 11,228 net square feet of floor area on the first and second floors would be dedicated to residential units, which range from 294 to 376 square feet in size. Each residential unit would have a private sink, a studio living/bedroom area, and in most cases would share a bathroom with the adjacent unit. Common amenities total 10,690 square feet, and include a commercial kitchen, dining area, wellness center, activity spaces, sunrooms, bathrooms and service areas. Individual units do not have kitchens or kitchenettes, and would not qualify as traditional "dwelling units."

Project Operations:

The facility would be licensed to provide non-medical residential care by the State of California, Department of Community Care Licensing as a RCFE. Since residents rarely go outside, activity areas will be focused within internal common spaces. Common interior space available to residents totals 3,399 square feet (excluding administration, kitchen, storage, bathing, wellness office and other service areas). However, 21% of the site is proposed as useable landscape/open area (5,692 square feet).

The project has been designed to consist of three small "neighborhoods" within the building. Each neighborhood would include 11 to 15 residential units. Each neighborhood would also have a common living/dining/activities area. Stations for direct care staff, bathing and medications storage would be located in each neighborhood. The project will offer residents three meals a day, personal care services, medications oversight, activities and transportation to medical services and outdoor activities as part of the regular daily program. The community

would be staffed twenty four hours a day. Shift changes occur off-peak three times daily: 7am, 3pm and 11pm. The daytime shift is staffed most heavily and would include a maximum of twelve employees at any one time. Residents do not drive and would be transported to activities and appointments by a dedicated facility van.

Required Permits:

1. A Conditional Use Permit to allow a Residential Care Facility for the Elderly (RCFE) in a residential zone (SBMC §28.94.030.R);
2. A Voluntary Lot Merger of three existing parcels (SBMC §27.30).
3. Design Review of a Residential Care Facility for the Elderly (RCFE) by the Architectural Board of Review (SBMC §22.68).

IDENTIFIED MITIGATION: Environmental effects identified as potentially significant in the Draft Mitigated Negative Declaration include impacts related to biological and cultural resources, and existing noise conditions. The Draft Mitigated Negative Declaration includes proposed mitigation measures to mitigate potentially significant impacts to a less than significant level. Mitigation measures to further reduce adverse but less than significant impacts related to air quality, biological and cultural resources, have also been identified in the Draft Mitigated Negative Declaration.

MITIGATED NEGATIVE DECLARATION FINDING:

Based on the attached Initial Study prepared for the proposed project, it has been determined that the proposed project will not have a significant effect on the environment.


Environmental Analyst

6-23-11
Date